

REAL ESTATE BOARD

MINUTES OF MEETING

March 25, 2004

The Real Estate Board met at the Department of Professional and Occupational Regulation, 3600 W. Broad Street, Richmond, Virginia. The following Board members were present:

S. Ronald Owens, Chairman  
Marjorie Clark  
Florence Daniels  
Gerald S. Divaris  
Sharon Parker Johnson  
R. Schaefer Oglesby  
Byrl Phillips Taylor

Board members not present:

Herman Key, Jr.  
Frank J. Quayle

DPOR Staff present for all or part of the meeting included:

Louise Fontaine Ware, Director  
Sandra Whitley Ryals, Chief Deputy Director  
Karen W. O'Neal, Deputy Director  
Christine Martine, Executive Director  
John Cancelleri, Fair Housing Administrator  
Liz Hayes, Fair Housing Investigative Supervisor  
Earlyne Perkins, Legal Assistant  
Camille C. Palmer, Administrative Assistant

Eric A. Gregory, Office of the Attorney General, was present.

Chairman Owens called the meeting to order at 9:25 a.m.

**Call to Order**

No one addressed the Board during the **Public Comment period**.

**Public Comment Period**

A motion was made by Mr. Oglesby and seconded by Mr. Divaris to approve the **agenda** as amended. The motion passed unanimously. Members voting "**Yes**" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**Agenda**

## Minutes

A motion was made by Mr. Divaris and seconded by Ms. Daniels to adopt the **minutes** of the **January 8, 2004 IFF Conferences**. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

A motion was made by Mr. Oglesby and seconded by Mr. Divaris to adopt the **minutes** of the **January 22, 2004 Board Meeting**. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

A motion was made by Ms. Daniels and seconded by Mr. Oglesby to adopt the **minutes** of the **January 22, 2004 IFF Conferences**. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

A motion was made by Ms. Johnson and seconded by Ms. Daniels to adopt the **minutes** of the **February 5, 2004 IFF Conferences**. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

A motion was made by Ms. Clark and seconded by Ms. Johnson to adopt the **minutes** of the **February 19, 2004 IFF Conferences**. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

A motion was made by Ms. Clark and seconded by Ms. Johnson to adopt the **minutes** of the **March 4, 2004 IFF Conferences**. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

A motion was made by Ms. Daniels and seconded by Mr. Oglesby to close as no cause the following cases identified in the fair housing report as:

## Fair Housing Administrator's Report

**James Sowers v. Sandra K. Rose, Alvin L. Aubinoe, III and Alvin Aubinoe, Inc. REB File Number: 2003-03565**

The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

A motion was made by Mr. Oglesby and seconded by Ms. Daniels to approve the **Fair Housing Minutes of January 22, 2004**. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**Fair Housing Minutes**

In the matter of **File Number 2004-01709, Raymond Louis Nicar, Jr.**, the Board reviewed the record which consisted of the disciplinary file, transcript, exhibits from the IFF, and the presiding board member's summary. Mr. Nicar, respondent, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding a violation of the Board's 1999 Regulation 18 VAC 135-20-260 (5) for Count I. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2004-01709**  
**Raymond Louis Nicar,**  
**Jr.**

A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding a violation of the Board's 1999 Regulation 18 VAC 135-20-260(6) for Count II. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Mr. Divaris and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference imposing a \$100.00 monetary penalty for the violation of the Board's 1999 Regulation 18 VAC 135-20-260 (5) for Count I. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Mr. Divaris and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference imposing a \$100.00 monetary penalty for the violation of the Board's 1999 Regulation 18 VAC 135-20-260(6) for Count II. A total monetary penalty of \$200.00 is imposed. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

In the matter of **File Number 2004-01155, Vijay N. Patel**, the Board reviewed the record, which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Patel, applicant, was present and addressed the Board. A motion was made by Mr. Oglesby and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact Finding Conference to approve Mr. Patel's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**File Number 2004-01155**  
**Vijay N. Patel**

In the matter of **File Number 2004-01964, Henry A. Delaney**, the Board reviewed the record, which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Delaney, applicant, was present and addressed the Board. A motion was made by Mr. Oglesby and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference to approve Mr. Delaney's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**File Number 2004-01964**  
**Henry A. Delaney**

In the matter of **File Number 2004-02052, Linda Moore**, the Board reviewed the record, which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Ms. Moore, applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Mr. Divaris to accept the recommendation contained in the Summary of the Informal Fact Finding Conference to approve Ms. Moore's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**File Number 2004-02052**  
**Linda Moore**

In the matter of **File Number 2004-02053, Lacy R. Batton**, the Board reviewed the record, which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Batton, applicant, was present and addressed the Board. A motion was made by Mr. Divaris and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Mr. Batton's application for a real estate salesperson's license based upon the record and that Mr. Batton lacked remorse and had an indifferent attitude towards the seriousness of the

**File Number 2004-02053**  
**Lacy R. Batton**

crime he committed. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

In the matter of **File Number 2004-02376, Nathaniel Daughtry**, the Board reviewed the record, which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Daughtry, applicant, was present and addressed the Board. A motion was made by Mr. Oglesby and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference to approve Mr. Daughtry's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**File Number 2004-02376**  
**Nathaniel Daughtry**

In the matter of **File Number 2004-02538, Janet M. Clark**, the Board reviewed the record, which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Ms. Clark, applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Mr. Oglesby to accept the recommendation contained in the Summary of the Informal Fact Finding Conference to approve Ms. Clark's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**File Number 2004-02538**  
**Janet M. Clark**

In the matter of **File Number 2004-02539, Jonathan G. Yates**, the Board reviewed the record, which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Yates, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference to approve Mr. Yates's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**File Number 2004-02539**  
**Jonathan G. Yates**

In the matter of **File Number 2004-02540, Page A. Call**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding Board Member's summary. Ms. Call, applicant, was present and addressed the Board. A motion was made by Mr. Oglesby and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Ms. Call's application for a real estate salesperson's license and with the correction of the year from 1997 to

**File Number 2004-02540**  
**Page A. Call**

1998, located in number 5 of the Summation of Facts. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

In the matter of **File Number 2004-02611, Zhanneta N. Lopez**, the Board reviewed the record, which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Ms. Lopez, applicant, was present and addressed the Board. A motion was made by Ms. Daniels and seconded by Mr. Oglesby to accept the recommendation contained in the Summary of the Informal Fact Finding Conference to approve Ms. Lopez's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**File Number 2004-02611**  
**Zhanneta N. Lopez**

In the matter of **File Number 2004-02622, Randy Lee Lane**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Lane, applicant, was present and addressed the Board. A motion was made by Mr. Oglesby and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr. Lane's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**File Number 2004-02622**  
**Randy Lee Lane**

In the matter of **File Number 2004-02708, Laura Eppard**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Ms. Eppard, applicant, was present and addressed the Board. A motion was made by Mr. Oglesby and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Ms. Eppard's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

**File Number 2004-02708**  
**Laura Eppard**

In the matter of **File Number 2004-02222, Thomas W. Arehart**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Arehart, applicant, was present and addressed the Board. A motion was made by Mr. Oglesby and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr. Arehart's application for a real

**File Number 2004-02222**  
**Thomas W. Arehart**

estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes.

In the matter of **File Number 2004-01919, Kathleen M. Kennedy**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the board member's summary. Ms. Kennedy, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Ms. Kennedy's application for a real estate broker's license contingent upon Kennedy entering into an Agreement for Licensure. Kennedy would be issued an associate broker's license to be placed under the supervision of a principal broker until September, 2005. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2004-01919**  
**Kathleen M. Kennedy**

In the matter of **File Number 2004-01921, Konstandenos S. Bazianos**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the board member's summary. Mr. Bazianos, applicant, was present and addressed the Board. A motion was made by Mr. Divaris and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr. Bazianos's application for a broker's license contingent upon Bazianos entering into an Agreement for Licensure. Bazianos would be issued an associate broker's license to be placed under the supervision of a principal broker until March, 2005. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2004-01921**  
**Konstandenos S.**  
**Bazianos**

In the matter of **File Number 2002-03037, Tommy Ray Dewitt**, the Board reviewed the record which consisted of the disciplinary file, transcript, exhibits from the IFF, and the presiding board member's summary. Mr. Dewitt, respondent, was not present. A motion was made by Ms. Daniels and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding a violation of the Board's 1999 Regulation 18 VAC 135-20-210(B) for Count I. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who

**File Number 2002-03037**  
**Tommy Ray Dewitt**

conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Clark and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding a violation of § 54.1-2131(B) of the Code of Virginia for Count II. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding a violation of § 54.1-2139(A) and (B) of the Code of Virginia for Count III. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Johnson and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact Finding Conference imposing no monetary penalty for the violation of the Board's 1999 Regulation 18 VAC 135-20-210(B) for Count I. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Clark and seconded by Ms. Johnson to reject the recommendation contained in the Summary of the Informal Fact Finding Conference increasing the monetary penalty to \$800.00 for the violation of § 54.1-2131(B) of the Code of Virginia for Count II. The broker has responsibility for oversight of salespersons and shares responsibility with the salespersons. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Clark and seconded by Ms. Johnson to reject the recommendation contained in the Summary of the Informal Fact Finding Conference increasing the monetary penalty to \$100.00 for the violation of § 54.1-2139(A) and (B) of the Code of Virginia for Count



III. The monetary penalty increased, due to consumer protection as well as the broker has the responsibility for oversight and shares responsibility with the salespersons. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Mr. Divaris and seconded by Ms. Johnson to amend the motion for Count I and reject the recommendation increasing the monetary penalty to \$100.00 for the violation of the Board's 1999 Regulation 18 VAC 135-20-210(B) for consumer protection reasons. A total monetary penalty of \$1000.00 is imposed. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

In the matter of **File Number 2003-00266, Sandra C. Grogan**, the Board reviewed the record which consisted of the disciplinary file, transcript, exhibits from the IFF, and the presiding board member's summary. Ms. Grogan, respondent, was not present. A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding violation of § 54.1-2132(A)(4) of the Code of Virginia for Count I. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2003-00266**  
**Sandra C. Grogan**

A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding violation of § 54.1-2139(A) and (B) of the Code of Virginia for Count II. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Clark and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference imposing an \$800.00 monetary penalty for the violation of § 54.1-2132(A)(4) of the Code of Virginia for Count I. The motion passed unanimously. Members voting "Yes" were Owens,

Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Johnson and seconded by Ms. Clark to reject the recommendation contained in the Summary of the Informal Fact Finding Conference and increase the monetary penalty to \$100.00 for the violation of § 54.1-2139(A) and (B) of the Code of Virginia for Count II, to be consistent with previous Board actions, the serious nature of the violation and consumer protection. A total monetary penalty of \$900.00 is imposed. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

In the matter of **File Number 2003-00356, Jerry Leroy Dretsch**, the Board reviewed the record which consisted of the disciplinary file, transcript, exhibits from the IFF, and the presiding board member's summary. Mr. Dretsch, respondent, was not present. A motion was made by Ms. Clark and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding a violation of the Board's 1999 Regulation 18 VAC 135-20-320(5) for Count I. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2003-00356**  
**Jerry Leroy Dretsch**

A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding a violation of the Board's 1999 Regulation 18 VAC 135-20-260(8) and (9) for Count II. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Mr. Divaris and seconded by Ms. Johnson to reject the recommendation contained in the Summary of the Informal Fact Finding Conference increasing the monetary penalty to \$1500.00 for the violation of the Board's 1999 Regulation 18 VAC 135-20-320(5) for Count I due to the serious nature of the violation of commingling funds and the need to protect the public. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels,

Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Daniels and seconded by Mr. Divaris to reject the recommendation contained in Summary of the Informal Fact Finding Conference increasing the monetary penalty to \$300.00 for the violation of the Board's 1999 Regulation 18 VAC 135-20-260(8) and (9) for Count II, due to the seriousness of the violation that affected the interest of the public. A total monetary penalty of \$1800.00 is imposed. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

In the matter of **File Number 2003-01095, Mary K. Brady**, the Board reviewed the record which consisted of the disciplinary file, transcript, exhibits from the IFF, and the presiding board member's summary. Ms. Brady, respondent, was not present. A motion was made by Ms. Daniels and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding a violation of the Board's 1999 Regulation 18 VAC 135-20-260(5) for Count I. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2003-01095**  
**Mary K. Brady**

A motion was made by Ms. Clark and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding a violation of the Board's 1999 Regulation 18 VAC 135-20-260(6) for Count II. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Johnson and seconded by Ms. Taylor to accept the recommendation contained in the Summary of the Informal Fact Finding Conference imposing license revocation for the violation of the Board's 1999 Regulation 18 VAC 135-20-260(5) for Count I. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Daniels and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact Finding Conference imposing license revocation and a \$400.00 monetary penalty for the violation of the Board's 1999 Regulation 18 VAC 135-20-260(6) for Count II. A total monetary penalty of \$400.00 is imposed. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

In the matter of **File Number 2004-01918, Dolores S. Bujalski**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding board member's summary. Ms. Bujalski, applicant, was not present. A motion was made by Ms. Daniels and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Ms. Bujalski's application for a real estate broker's license by examination because she does not meet the requirement of being actively engaged in the real estate business for 36 of the last 48 months. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference did not participate in the discussion or vote in this matter.

**File Number 2004-01918**  
**Dolores S. Bujalski**

In the matter of **File Number 2004-00063, Sve L. Daniel**, the Board reviewed the record which consisted of the disciplinary file, transcript, exhibits from the IFF, and the presiding board member's summary. Mr. Daniel, respondent, was not present. A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the recommendation contained in Summary of the Informal Fact Finding Conference finding violation of the Board's 2003 Regulation 18 VAC 135-20-260(11) for Count I. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2004-00063**  
**Sve L. Daniel**

A motion was made by Ms. Johnson and seconded by Ms. Daniels to reject the recommendation contained in the Summary of the Informal Fact Finding Conference and increase the monetary penalty to \$1500.00 due to the seriousness and nature of the violation of the Board's 2003 Regulation 18 VAC 135-20-260(11) for Count I. A total monetary penalty of \$1500.00 is imposed. The motion passed unanimously. Members voting "Yes" were Owens, Clark, Daniels, Divaris, Johnson

and Taylor. There were no negative votes. Mr. Oglesby, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

In the matter of **File Number 2002-03772, Brian J. Crenshaw**, the Board reviewed the record which consisted of the Consent Order. Mr. Crenshaw, respondent, was not present. A motion was made by Ms. Daniels and seconded by Ms. Johnson to reject the Consent Order and make a counter offer imposing a \$1500.00 monetary penalty with reimbursement of \$300.00 in Board costs and 4 hours of Continuing Education and if the Consent Order is not accepted, the matter will be referred to an Informal Fact Finding Conference. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson and Taylor. There were no negative votes. Mr. Oglesby and Mr. Owens, who reviewed the file, did not participate in the discussion or vote in this matter.

**File Number 2002-03772**  
**Brian J. Crenshaw**

The Board **recessed** at 10:50 a.m. and reconvened at 11:00 a.m.

**Recess**

In the matter of **File Number 2002-01969, Michelle Leigh Wingo**, the Board reviewed the record which consisted of the disciplinary file, transcript, exhibits from the IFF, and the presiding board member's summary. Ms. Wingo, respondent, was not present. A motion was made by Ms. Johnson and seconded by Mr. Divaris to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding no violation and to close Count I of this file. The motion passed unanimously. Members voting "Yes" were Clark, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes. Ms. Daniels, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2002-01969**  
**Michelle Leigh Wingo**

A motion was made by Ms. Johnson and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding no violation and to close Count II of this file. The motion passed unanimously. Members voting "Yes" were Clark, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes. Ms. Daniels, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

In the matter of **File Number 2002-01970, Joan T. Robbins**, the Board reviewed the record which consisted of the disciplinary file, transcript, exhibits from the IFF, and the presiding board member's summary. Ms. Robbins, respondent, was not present. A motion was made by Ms. Clark and seconded by Mr. Divaris to accept the recommendation contained in the Summary of the Informal Fact Finding Conference

**File Number 2002-01970**  
**Joan T. Robbins**

finding no violation and to close Count I of this file. The motion passed unanimously. Members voting "Yes" were Clark, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes. Ms. Daniels, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

A motion was made by Ms. Clark and seconded by Mr. Divaris to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding no violation and to close Count II of this file. The motion passed unanimously. Members voting "Yes" were Clark, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes. Ms. Daniels, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

In the matter of **File Number 2004-02360, Rebecca R. Overlin**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding board member's summary. Ms. Overlin, applicant, was not present. A motion was made by Mr. Oglesby and seconded by Mr. Divaris to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Ms. Overlin's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Clark, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes. Ms. Daniels, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2004-02360**  
**Rebecca R. Overlin**

In the matter of **File Number 2004-02146, Stephanie Santiago**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Ms. Santiago, applicant, was present and addressed the Board. A motion was made by Mr. Oglesby and seconded by Ms. Clark to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Ms. Santiago's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

**File Number 2004-02146**  
**Stephanie Santiago**

In the matter of **File Number 2003-02213, William A. Locke**, the Board reviewed the record which consisted of the disciplinary file, transcript, exhibits from the IFF, and the presiding board member's summary. Mr. Locke, respondent, was not present. A motion was made by Mr. Oglesby and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact Finding Conference finding no violation and to close Count I of this file.

**File Number 2003-02213**  
**William A. Locke**

The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Divaris, Johnson and Taylor.

In the matter of **File Number 2003-03267, Lyndon C. Thompson**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Thompson, applicant, was not present. A motion was made by Ms. Clark and seconded by Mr. Oglesby to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr. Thompson's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Owens, Oglesby and Taylor. There were no negative votes. Mr. Divaris and Ms. Johnson, who conducted the Informal Fact Finding Conference, did not participate in the discussion or vote in this matter.

**File Number 2003-03267**  
**Lyndon C. Thompson**

In the matter of **File Number 2004-01569, Michele Lee Riley**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Ms. Riley, applicant, was not present. A motion was made by Ms. Daniels and seconded by Mr. Oglesby to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Ms. Riley's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

**File Number 2004-01569**  
**Michele Lee Riley**

In the matter of **File Number 2004-02054, Saadat Ali**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Ali, applicant, was not present. A motion was made by Ms. Clark and seconded by Mr. Oglesby to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr. Ali's application for a real estate salesperson's license with the correction of the Prior Criminal Convictions listed in the Summary of the Informal Fact Finding Conference. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

**File Number 2004-02054**  
**Saadat Ali**

In the matter of **File Number 2004-02145, Robert E. Huzzy**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Huzzy, applicant, was not present. A motion was made by Ms. Daniels and seconded by Mr. Oglesby to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr.

**File Number 2004-02145**  
**Robert E. Huzzy**

Huzzy's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

In the matter of **File Number 2004-02610, Scott James Buzzelli**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Buzzelli, applicant, was not present. A motion was made by Ms. Clark and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr. Buzzelli's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

**File Number 2004-02610**  
**Scott James Buzzelli**

In the matter of **File Number 2004-02793, Kelley Perry Wilkins**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Ms. Wilkins, applicant, was not present. A motion was made by Mr. Oglesby and seconded by Ms. Daniels to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Ms. Wilkins' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

**File Number 2004-02793**  
**Kelley Perry Wilkins**

In the matter of **File Number 2004-02891, Cristian Adolfo Del Cid**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the IFF, and the presiding officer's summary. Mr. Del Cid, applicant, was not present. A motion was made by Ms. Daniels and seconded by Mr. Oglesby to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr. Del Cid's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

**File Number 2004-02891**  
**Cristian Adolfo Del Cid**

In the matter of **File Number 2002-02210, Housing Opportunities Made Equal v. Yvette C. Gerner**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Recommendation. Ms. Connie Chamberlin, President, HOME and Mr. James Evans, attorney for Yvette Gerner were present and addressed the Board.

**REB File Number 2002-**  
**02210**  
**Housing Opportunities**  
**Made Equal v. Yvette C.**  
**Gerner**



At 11:30 a.m., Ms. Daniels made a motion which was seconded by Mr. Divaris, that the Board recess and the Board immediately reconvene in **closed meeting** for the purpose of consultation with legal counsel pertaining to legal matters within the jurisdiction of the Board as permitted by § 2.2-3711.A.7 of the Code of Virginia. The following non-members will be in attendance to reasonably aid the consideration of the topic: Liz Hayes, Deanda Shelton, John Cancellari, and Wayne T. Halbleib.

**Closed Session**

This motion is made with respect to the matter(s) identified as agenda item(s):

**4. HOME v. Yvette C. Gerner, REB File No. 2002-02210, HUD File Number 03-02-0095-8**

At 12:06 p.m., a motion was made by Ms. Daniels and seconded by Ms. Johnson, that the Board reconvene in open session.

WHEREAS, the Real Estate Board has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

**Certification**

WHEREAS, §2.2-3712 of the Code of Virginia requires a certification by this Real Estate Board that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Real Estate Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Real Estate Board.

VOTE: 6-0

AYES: Taylor, Divaris, Daniels, Owens, Oglesby and Johnson

NAYS: None

ABSENT DURING THE VOTE: Clark

ABSENT DURING THE MEETING: Key and Quayle

A motion was made Mr. Divaris and seconded by Ms. Johnson to deny

the amendment based on timeliness and supporting evidence.

A motion was made by Mr. Divaris and seconded by Ms. Johnson to find no cause and to close the case. The motion passed unanimously. Members voting "Yes" were Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes. Ms. Clark recused herself, due to potential conflict of interest.

A motion was made by Ms. Clark and seconded by Ms. Johnson to give the Fair Housing Administrator the authority to approve conciliation agreements subject to ratification by the Board at its next regularly scheduled meeting. *The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.*

**Fair Housing  
Administrator –  
Authority to approve  
conciliation agreements**

In the matter of **William A. Carter Final Order Stay Request**, a motion was made by Ms. Taylor and seconded by Ms. Johnson to deny the request for a stay of Mr. Carter's Final Order. The motion passed by majority vote. Members voting "Yes" were Daniels, Johnson, Oglesby and Taylor. Member voting "No" was Divaris. Mr. Owens and Ms. Clark, presiding Board members, did not participate in the discussion or vote in this matter.

**William A. Carter Final  
Order Stay Request**

In the matter of **Felicia Wu v. Real Estate Board**, a motion was made by Mr. Oglesby and seconded by Mr. Divaris to accept the settlement offer. The settlement offer is that the Board approves Ms. Wu's broker's license contingent upon Wu entering into an Agreement for Licensure requiring that she work under the supervision of a Broker for a term of three years and that Wu not have any management of escrow funds except under the direct supervision of her principal broker. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

**Felicia Wu v. Real Estate  
Board Settlement Offer**

In the matter of **Billy G. Coons Appeal Final Order**, a motion was made by Mr. Divaris and seconded by Ms. Daniels to adopt the Court's findings of violations on Counts I, II and V and finding no violation for Counts III and IV. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

**Billy G. Coons Appeal  
Final Order**

The Board discussed the matter of **Michael Freer Consent Order Extension Request**. A motion was made by Mr. Oglesby and seconded by Ms. Daniels to grant Mr. Freer's request for an extension until May 10, 2004 to comply with the terms of his Consent Order. The motion

**Michael Freer Consent  
Order Extension Request**

passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

The Board discussed the matter of **Allen Loree Consent Order Extension Request**. A motion was made by Mr. Divaris and seconded by Mr. Oglesby to grant Mr. Loree's request for an extension to complete the Consent Order terms and class until May 10, 2004. The motion passed unanimously. Members voting "Yes" were Clark, Daniels, Divaris, Johnson, Owens, Oglesby and Taylor. There were no negative votes.

**Allen Loree Consent  
Order Extension Request**

Mr. Oglesby read the Education Committee Report. A motion was made by Mr. Oglesby and seconded by Ms. Johnson to approve the recommendations contained in the **March 24, 2004 Education Committee Report**. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Johnson and Taylor. There were no negative votes.

**Education Committee  
Report**

The Board discussed the matter of **Susan S. Murphy v. Real Estate Board Settlement Offer**. A motion was made by Mr. Divaris and seconded by Ms. Daniels to accept the settlement offer. The settlement offer is that the Board drops the finding of a violation of its 1999 Regulation 18 VAC 135-20-310(1) and the imposition of the \$250.00 monetary penalty in Count II of the Final Opinion and Order. Ms. Murphy agrees to the finding of a violation of the Board's 1999 Regulation 18 VAC 135-20-300(9) and the imposition of the \$250.00 monetary penalty in Count I of the Final Opinion and Order. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Johnson and Taylor. There were no negative votes.

**Susan S. Murphy v. Real  
Estate Board Settlement  
Offer**

The Board discussed the matter of **Wallace Gibson v. Real Estate Board Settlement Offer**. A motion was made by Ms. Johnson and seconded by Mr. Divaris to reject the settlement offer. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Johnson, and Taylor. There were no negative votes.

**Wallace Gibson v. Real  
Estate Board Settlement  
Offer**

The Board discussed the **RFP Criteria Evaluation**. A motion was made by Ms. Johnson and seconded by Ms. Daniels to accept the Request for Proposal for the Common Interest Community Management Information Fund. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Johnson, Key, Quayle and Taylor. There were no negative votes.

**RFP Criteria Evaluation**

The Board considered the request of George M. Green, III, son of the late George Mason Green, Jr., principal broker of George Mason Green Company, Inc., to allow Mr. Green, III to close out the real estate business of George Mason Green Co. for the purpose of concluding the business in accordance with § 54.1-2109 of the Code of Virginia. A motion was made by Ms. Johnson and seconded by Mr. Divaris to allow George M. Green, III, to close out the real estate business of George Mason Green Company in accordance with § 54.1-2109 of the Code of Virginia. The motion passed unanimously. Members voting "Yes" were Owens, Oglesby, Clark, Daniels, Johnson and Taylor. There were no negative votes.

**Death of Broker**

Mr. Oglesby discussed the Fair Housing Board Certification program and funding by the Real Estate Board pursuant to SB 1102 and to find ways to provide free training or make it more appealing.

**New Business**

A motion was made by Ms. Clark and seconded by Ms. Daniels to **adjourn** the meeting at 2:00 p.m.

**Adjourn**

  
S. Ronald Owens, Chairman

  
Louise Fontaine Ware, Secretary

Copy Teste:

\_\_\_\_\_  
Custodian of the Record

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: R. Schaefer Oglesby
2. Title: Vice Chairman - Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 25, 2004

Signature: \_\_\_\_\_



**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Marjorie Clark
2. Title: Member - Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
HOME v. Gerner - Personal acquaintance  
with Gerner -
6. I declare that:

(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: Fair Housing subcomm.

(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Can listen & question - left room  
before vote. Did not vote

Dated: March 25, 2004

Signature: Marjorie M. Clark

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Florence Daniels
2. Title: Member – Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 25, 2004


Signature: Florence Daniels

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Gerald S. Divaris
2. Title: Member - Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_
- (b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 25, 2004

Signature: 



**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Byrl Phillips Taylor
2. Title: Member- Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_
- (b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 25, 2004

Signature:

Byrl Phillips Taylor

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: S. Ronald Owens
2. Title: Chairman- Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
None
6. I declare that:  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
None  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 25, 2004

Signature: \_\_\_\_\_

S. Ronald Owens

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT**

1. Name: Sharon Parker Johnson
2. Title: Member – Virginia Real Estate Board
3. Agency: Department of Professional and Occupational Regulation
4. Transaction: Board Meeting
5. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_
6. I declare that:  
  
(a) I am a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: \_\_\_\_\_  
\_\_\_\_\_  
  
(b) I am able to participate in this transaction fairly, objectively, and in the public interest.

Dated: March 25, 2004

Signature: \_\_\_\_\_